This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 043 09 0 206.00
505 DUPONT AVENUE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS, INC.
718 THOMPSON LANE
SUITE 108
NASHVILLE, TN 37204

Davidson County DEEDTRS
Recvd: 09/18/08 10:27 2 pg
Fees:13.00 Taxes:181.30
20080918-0095284

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on SEPTEMBER 19, 2005, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **ROBERT W HELMONTALER, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$85,112.34**, principal and interest at **6.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20051005-0119812,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20080811-0082427**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **AUGUST 8, 2008/ AUGUST 15, 2008/ AUGUST 22, 2008** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, SEPTEMBER 5, 2008, AT 11:00 A.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **I. DYKE TATUM,** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CORNERSTONE INVESTMENTS, INC., 718 THOMPSON LANE, SUITE 108, NASHVILLE, TENNESSEE 37204**, submitted the highest and best bid in the amount of **$39,921.00.**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS, INC.,** its' successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "G" ON THE MAP OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 4 FRONTS 100 FEET ON THE NORTH SIDE OF DUPONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE EASTERLY MARGIN OF DELAWARE AVENUE, 165-1/2 FEET TO A DEED LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. HELMONTALER BY DEED DATED JUNE 1, 1983 OF RECORD IN BOOK 6067 PAGE 747 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ROBERT W. HELMONTALER DIED ON OR ABOUT MARCH 30, 2008.

THIS IS IMPROVED PROPERTY KNOWN AS 505 DUPONT AVENUE, MADISON, TENNESSEE 37115.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS, INC.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **SEPTEMBER 15, 2008.**

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **I. DYKE TATUM**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **SEPTEMBER 15, 2008.**

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$39,921.00.**

Affiant

Subscribed and sworn to before me, this **15TH day of SEPTEMBER, 2008.**

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 44,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18 DAY OF Sept 20 08

Deputy Register